SENATE BILL 554:
Encour. Affordble Housing/Shipping Containers.

2021-2022 General Assembly

Committee:	Senate Commerce and Insurance. If favorable, re-refer to Rules and Operations of the Senate	**Date:**	May 10, 2021
Introduced by:	Sens. Ballard, Britt, Lee	**Prepared by:**	Bill Patterson Committee Co-Counsel
Analysis of:	First Edition		

OVERVIEW: Senate Bill 554 would modify certain requirements that must be met by a single-family modular home to receive a seal certifying compliance with the North Carolina State Residential Building Code, by exempting from those requirements modular homes that are not built on a frame.

CURRENT LAW: A modular home is statutorily defined as a factory-built structure that is designed to be used as a dwelling, is manufactured in accordance with State Residential Building Code specifications for modular homes, and bears a seal or label issued by the Department of Insurance pursuant to G.S. 143-139.1.[1]

To qualify for a label or seal signifying manufacture in compliance with the State Building Code, a modular home intended for single-family use must comply with certain requirements for roof pitch, eave projection, minimum height of the first-story exterior wall, siding and roofing materials, and foundations, as set forth in G.S. 143-139.1(a).

BILL ANALYSIS: Senate Bill 554 would amend G.S. 143-139.1(a) by making it applicable only to single-family modular homes that are built on a frame. Modular homes that are not built on a frame would not have to meet the requirements set forth in this subsection in order to be certified as having been manufactured in compliance with the State Residential Building Code.

EFFECTIVE DATE: This act is effective when it becomes law.

[1] G.S. 105-164.3(143).

Jeffrey Hudson
Director

Legislative Analysis
Division
919-733-2578

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